



Projectinformatie

Bennebroekerweg

Bennebroekerweg 271
Rijsenhout

To let

Warehouse-/ office space in modern complex

Bennebroekerweg 271, Rijsenhout

Project description

Approx. 488 sq m warehouse space with approx. 218 sq m representative office space in a renovated, modern complex which consists of 2 buildings with 3 business/office units each, located at the Bennebroekerweg in Rijsenhout, at the exit of the A4. The warehouse space is provided with 2 electrically operated overhead doors, power current, solar panels and has a clear height of approx. 5,40 m. The floor load is approx. 2,000 kg/sq m. The complex has a fenced outdoor area with an electrical operated sliding gate.

The complex is located at very short distance from the exit of the A4 and is perfectly accessible via exit 3a (Hoofddorp-Zuid, Rijsenhout). Schiphol Airport is less than 10 minutes away by car. The surrounding places Hoofddorp, Nieuw-Vennep and Aalsmeer are also easily and quickly accessible.

Surface area

The total surface area of the unit is approx. 706 sq m, divided as follows:

Warehouse space : 488 sq m.

Office space : 218 sq m, divided over the ground and first floor.

Parking

The complex has sufficient space for parking passenger cars. This particular unit includes 8 parking spaces (3 at the front and 5 parking spaces at the joint parking area).

State of delivery

The warehouse space features include:

- heating by means of gas heaters;
- power current installation;
- daylight entry at the backside;
- floor load approx. 2,000 kg/sq m;
- clear height approx. 5,50 m;
- 2 electrical operated overhead doors (w x h 4,00 x 4,50 m).

The office space features include:

- suspended ceilings with built-in LED lighting fixtures;
- data cabling through the ceiling;

- pantry;
- sanitary facilities;
- alarm system;
- airco units;
- windows that open;
- heating by means of radiators.

The complex is provided with glass optic fibre creating a high-speed Internet connection.

The complex is equipped with solar panels, the charging of electricity consumption takes place at the gross purchase price from supplier Main Energy.

The unit has energy label A.

Rental price

The rental price is € 65,000 per year, excluding VAT and services charges.

Lessor and Lessee explicitly declare that at the determination of the rental price, the starting point is that the Lessee will permanently use the leased space for the by law determined (or at a later stage to be determined) minimum percentage for purposes giving entitlement to VAT deduction.

Service charges

The advance amount for supplies and services, including the infrastructure for the high-speed Internet connection, is € 320 per month excluding VAT. If desired, the tenant can conclude an agreement with a provider himself. The advance amount for the consumption of energy in the leased space is € 495 per month excluding VAT. The actual consumption of gas and water is determined by means of own meters, the supply of electricity takes place via solar panels, the electricity consumption is measured via intermediate measurement by Main Energy, supplemented with a share in the general consumption.

Acceptance

By mutual agreement, approx. March 2022.

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